



Johnbrobinson

NEW STREET, BENTLEY,

£70,000





ATTENTION FIRST TIME BUYERS AND INVESTORS. RECENTLY REDUCED. John B Robinson are delighted to present to the market this two bedroomed first floor flat situated within a cul-de-sac setting. The property benefits from gas fired combination heating, uPVC double glazed windows, white kitchen, white bathroom and enclosed garden. VIEWING RECOMMENDED.

Council Tax Band: A

Floor Area:

EPC Rating: 75

ENTRANCE HALL

Having a uPVC double glazed entrance door and stairs to first floor.

LOUNGE/DINING ROOM

15' 7" x 13' 9" (4.76m x 4.2m) Max This front facing reception room has radiator, coving and uPVC double glazed window.

KITCHEN

13' 1" x 7' 2" (3.99m x 2.2m) Max Having a range of white wall and base units, roll edge work surfaces and stainless steel sink unit, radiator and uPVC



double glazed windows. Recesses are provided for cooker and washer.

INNER HALL

BEDROOM 1

10' 4" x 10' 6" (3.16m x 3.22m) Max This rear facing double bedroom has radiator and uPVC double glazed window.

BEDROOM 2

6' 7" x 10' 4" (2.02m x 3.16m) Max This rear facing bedroom has radiator and uPVC double glazed window.

BATHROOM

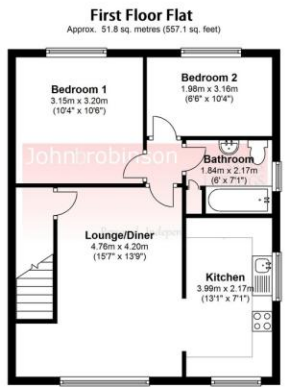
6' 0" x 7' 1" (1.84m x 2.17m) Max Having a white three piece suite comprising close coupled wc, pedestal wash hand basin and panelled bath, radiator and uPVC double glazed window.

GARDENS AND GROUNDS

The first floor apartment has the front garden. This is enclosed and laid mainly to gravel.

There is a shared pathway which gives access to the front entrance door.





Total area: approx. 51.8 sq. metres (557.1 sq. feet)

Floorplan Created By UK Energy Assessors Ltd.
Every Effort has been made to ensure the accuracy of measurements, Floorplans are for reference only and should only be used as such. All measurements are at maximums into bays and wardrobes etc.
Plan produced using PlanUp.

57 New Street